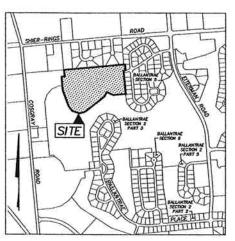
FINAL PLAT



LOCATION MAP AND BACKGROUND DRAWING

SCALE: 1" = 1000'

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are BASIS OF BEAUTINGS: The bearings shown hereon are based on the same meridian as the bearings shown on the subdivision plat entitled "Ballantrae Section 1 Part 1" of record in Plat Book 98, Pages 30, 31 and 32, Recorder's Office, Franklin County, Ohio, which bearings are based on the Ohio State Plane Coordinate System NAD83.

SOURCE OF DATA: The sources of recorded survey data are the records of the Franklin County, Ohio, Recorder, referenced in the plan and text of this plat.

IRON PINS, where indicated, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins enclosed in four-inch diameter, thirty-inch long concrete surrounds and are to be set to monument the points indicated hereon. Once installed. the top of the pin shall be marked (punched) to record the actual location of the point.

THE PROPERTY OF THE PROPER

SURVEYED & PLATTED BY



We do hereby certify that we have surveyed the obove premises, prepared the attached plot, and that said plot is correct. All dimensions are in feet and decimal parts

o = Iron Pin (See Survey Data)

• = MAG Noil to be set

@ = Permanent Marker (See Survey Data) Metric Conversion 1 ft. = 0.30480m



Situated in the State of Ohio, County of Franklin, City of Dublin and in Virginia Military Survey Numbers 3453 and 6953, containing 25.416 acres of land, more or less, said 25.416 acres being part of those tracts of land conveyed to EDWARDS GOLF COMMENNITIES, LLC by deed of record in Instrument Number 200009290198680, Recorder's Office, Franklin County, Ohio.

The undersigned, EDWARDS GOLF COMMUNITIES, LLC, an Ohio limited liability company, by CHARLES P. DRISCOLL, Vice President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "BALLANTRAE SECTION 7", a subdivision containing Lots numbered 516 to 567, both inclusive, and areas designated as "Reserve 'W'" and "Reserve 'X'", does hereby accept this plat of same and dedicates to public use, as such, all or parts of Tarrin Court, Trafalgar Lane and Vandeleur Place shown

The undersigned further agrees that any use or improvements on this land shall be in conformity with all existing valid zoning, platting, health or other lawful rules and regulations, including applicable off-street parking and loading requirements of the City of Dublin, Ohio, for the benefit of itself and all other subsequent owners or assigns taking title from, under or through the undersigned.

Easements are hereby reserved in,—over and under areas designated on this plat as "Easement", "Drainage Easement", or "Sidewalk Easement" for the construction, operation and maintenance of public and quast public utilities above and beneath the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Dublin City Engineer. Within those areas designated "Sidewalk Easement" on this plat, an additional easement is hereby reserved for the construction and maintenance of a sidewalk for use by the public. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes

In Witness Whereof, CHARLES P. DRISCOLL, Vice President of EDWARDS GOLE COMMUNITIES, LLC, has hereunto set his hand this 215 day of

Susan Wilds

FDWARDS GOLF

STATE OF OHIO COUNTY OF FRANKLIN SS:

Before me, a Notary Public in and for said State, personally appeared CHARLES P. DRISCOLL, Vice President of said EDWARDS GOLF COMMUNITIES, LLC, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said EDWARDS GOLF

Approved this Luth day of Quants: , 2004, by vote of Council, wherein all of Tarrin Court, Trafalgar Lane and Vandeleur Place shown dedicated hereon are accepted as such by the Council of the City of Dublin, Ohio.

In Witness Thereof I have hereunto set my hand and affixed my seal this 27th day of Canary , 2004.

Filed for record this 3RD day of FEB 2004 at [2:19 P.M. Fee \$ 259. 20 File No. 200502030020954

Plat Book 106 Pages 16-18

TRANSFERRED

FEB 0 3 2005 JOSEPH W. TESTA AUDITOR FRANKLIN COUNTY, OHIO

20031127

BALLANTRAE SECTION 7

Recorded this 3RD day of FEB .

Franklin County, Ohio

BALLANTRAE SECTION 7

FINAL PLAT

NOTE "A" - MINIMUM SETBACKS: City of Dublin zoning regulations for Ballantrae Section 7 in effect at the time of platting of Ballantrae Section 7 specify the following dimensions for the minimum front, side and rear yard setbacks for each lot:

Front: As shown hereon
Side: 7 feet one side; 15 feet total
Rear: 25 feet (30 feet along Golf Course)

Said zoning regulations and any amendments thereto passed subsequent to acceptance of this plat, should be reviewed to determine the then current requirements. This notice is solely for the purpose of notifying the public of the existence, at the time of platting, of certain zoning regulations applicable to this property. This notice shall not be interpreted as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, and is for informational purposes only.

NOTE "B" – FEMA ZONE: At the time of platting, all of Ballantres Section 7 is in Zone X (areas determined to be outside 500-year floodplain) as said zone is designated and delineated on the FEMA Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas, Map Number 39049C0108 G with effective date of August 2, 1995.

NOTE "C" - RESERVE "W": Peserve "W", as designated and delineated hereon, will be owned by the City of Dublin, Ohio, and will be maintained by an association comprised of the owners of the fee simple titles to the lots in the Ballantrae subdivisions.

NOTE "D" - RESERVE "X": Reserve "X", as designated and delineated hereon, will be owned and maintained by the City of Dublin, Ohio.

NOTE "E" - FENCES: No fences may be placed in a drainage easement area. Fences, where permitted in the Ballantrae Section 7 subdivision, are subject to the requirements of the approved zoning development text and the City of Dublin, Ohio, zoning code.

NOTE "F" - PARVING: The City of Dublin, Ohio may restrict or eliminate on-street parking along the side of the pavement within Tarrin Court, Trafalgar Lane and Vandeleur Place where indicated by the "No Parking" designation hereon. The owners of the fee simple titles to all of the lots in Ballantrae Section 7, their heirs, successors and assigns, hereby waive any and all objections to said parking restriction or elimination.

NOTE "G" - VEHICULAR ACCESS: No vehicular access to be in effect until such time as the public street right-of-way is extended and dedicated by plat or deed.

NOTE "H" — UTILITY PROVIDERS: Buyers of the lots in the Ballantrae Section 7 subdivision are hereby notified that, at the time of platting, utility service to Ballantrae Section 7 for electric power is provided by American Bectric Power and telephone service is provided by Ameritech.

NOTE "#" - SCHOOL DISTRICT: At the time of platting, all of Ballantrae Section 7 is in the City of Hilliard School District.

NOTE "J" - NO BUILD ZONES: Areas of land designated hereon as "No Build Zone" shall remain free of any structures including, but not limited to, drives and walks, buildings and outbuildings, sheds, fences, swimming pools, decks, swing sets/play structures, satellite dish antennee and basketball courts. Nothing herein shall prohibit over lot grading, drainage facilities, utility lines and utility structures, including above grade utility structures within said "No Build Zones".

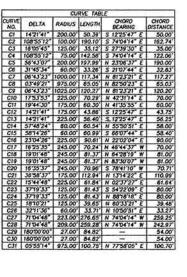
NOTE "K" — PUBLIC ACCESS EASIMENT: Within those areas of land in Lots 541 to 554, both inclusive, shown hereon by hatching and designated "Public Access Easement", a nonexclusive easement is hereby reserved for constructing/installing and maintaining a paved bicycle and pedestrian path for use by the public. Unless otherwise approved by the Dublin City Engineer, all above-ground utility structures are hereby prohibited within said Public Access Easement area provided that nothing herein shall prohibit such structures where permitted by existing grants of easement.

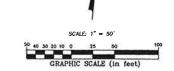
NOTE "L" – LANDSCAPE BUFFER: The area of land in each of Lots 543 to 554, both inclusive, designated hereon as "Landscape Buffer" shall be improved with landscaping. Existing trees within said buffer areas shall be preserved using current and practical methods for doing so provided that trees that are dead or diseased may be removed therefrom. The owner of the fee simple title to each of said lots shall care for and maintain said landscaping and trees located within said owner's lot. The Ballantrae homeowner's association shall have and is hereby granted a nonexclusive right and easement, in and over said areas of land designated "Landscape Buffer", to care for and maintain said landscaping and trees. Said association shall have the right but not the obligation to care for and maintain said landscaping and trees within each area designated "Landscape Buffer" should the owner of the fee simple title thereof fail to do so.

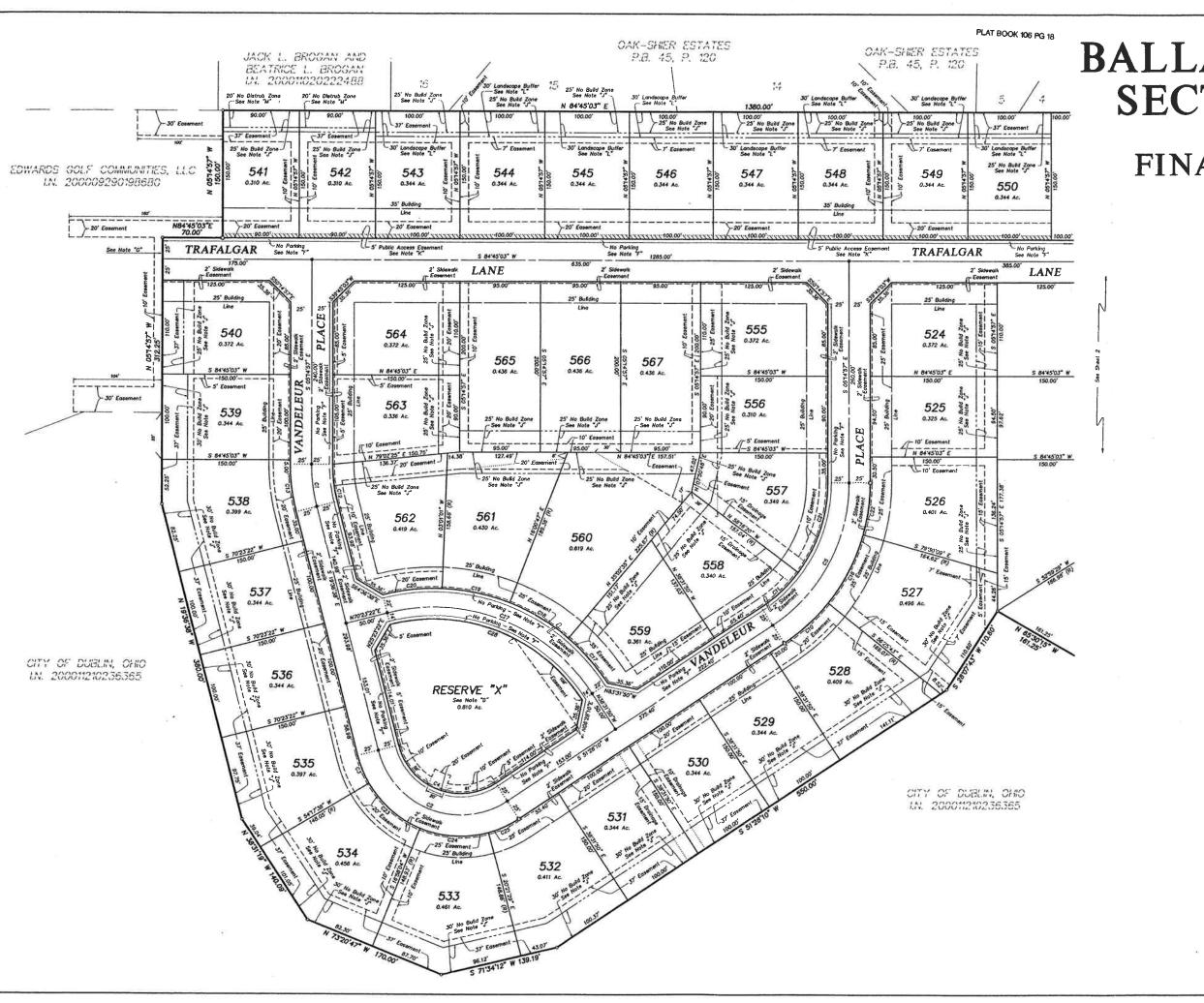
NOTE "M" — NO DISTURB ZONE: The area of land in Lots 541 and 542 designated hereon as "No Disturb Zone" shall remain free of any structures including, but not limited to, drives, walks, buildings and outbuildings, sheds, fences, swimming pools, decks, swing sets/play structures, satellite dish antennae, basketball courts, etc. The existing natural features therein shall not be disturbed, removed or physically aftered unless written permission is granted by the Dublin Planning Director or said director's designee. Grading activities and the placement of utilities within said area are also hereby prohibilited except that utilities may cross at right angles to said area or run outside of and parallel it.

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OAK-SHIER ESTATES P.B. 45, P. 120







# BALLANTRAE SECTION 7

FINAL PLAT